





पुस्तकालय



Mohit



Mohit



रामनंद

**DECLARATION DEED/AMENDMENT DEED**

This Amended agreement is made and executed at Lucknow on this 7<sup>th</sup> day of November 2025.

**BETWEEN**

- M/S ELDECO HOUSING & INDUSTRIES LIMITED** (CIN-L45202UP1985PLC099376), a company incorporated under the Companies Act, 1956, having its registered office at Eldeco Corporate Chamber-I, 2<sup>nd</sup> Floor, Vibhuti Khand, (Opposite Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh, India-226010, through its authorized signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia duly authorized vide company's board resolution dated 09.02.2024** (hereinafter referred to as the "EHIL/First Party/Lead Member" which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) of the First Part,

For Eldeco Housing and Industries Limited

Mohit  
Authorised Signatory

Facility Constructions Private Limited

Mohit  
Director/ Authorised Signatory

For Ascendancy Constructions Private Limited

Mohit  
Director/ Authorised Signatory

For Garv Constructions Private Limited

Mohit  
Director/ Authorised Signatory

Khwalich Constructions Pvt. Ltd.

Mohit  
Director/ Authorised Signatory

For Camador Projects Private Limited

Mohit  
Director/ Authorised Signatory

रामनंद



AND

2. **M/S GARV CONSTRUCTIONS PVT. LTD.** (CIN-U45400UP2007PTC034023), a company incorporated under the Companies Act, 1956 having its registered office and local office at **Corporate Chamber-I, IInd Floor, Vibhuti Khand, Opposite Mandi Parishad, Gomti Nagar, Lucknow, Uttar Pradesh**, through its Authorized Signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized by Board Resolution Dated 28.08.2023, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **SECOND PART**;

AND

3. **M/S CARNATION REALTORS PVT. LTD.** (CIN-U70102UP2012PTC048698), a company incorporated under the Companies Act, 1956 having its registered office and local office at **Corporate Chamber-I, IInd Floor, Vibhuti Khand, Opposite Mandi Parishad, Gomti Nagar, Lucknow, Uttar Pradesh**, through its Authorized Signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized by Board Resolution Dated 28.08.2023, (hereinafter referred to as "**Member**") which expression shall unless repugnant to the context thereof include his Successors, of the **THIRD PART**;

AND

4. **M/S FACILITY CONSTRUCTIONS PVT. LTD.** (CIN-U45400UP2008PTC035097), a company incorporated under the Companies Act, 1956 having its registered office and local office at **Corporate Chamber-I, IInd Floor,**

For Eldeco Housing and Industries Limited

*Mohit*  
Authorized Signatory

Facility Constructions Private Limited

*Mohit*  
Director/ Authorized Signatory

For Ascendancy Constructions Private Limited

*Mohit*  
Director/ Authorized Signatory

For Garv Constructions Private Limited

*Mohit*  
Director/ Authorized Signatory

Khwalish Constructions Pvt. Ltd.

*Mohit*  
Authorized Signatory

For Carnation Realtors Private Limited

*Mohit*  
Director/ Authorized Signatory

रामनरेश



**Vibhuti Khand, Opposite Mandi Parishad, Gomti Nagar, Lucknow, Uttar Pradesh, through its Authorized Signatory Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized by Board Resolution Dated 28.08.2023, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **FOURTH PART**;

**AND**

**5. M/S KHWAHISH CONSTRUCTIONS PVT. LTD.** (CIN-U45400UP2008PTC035099), a company incorporated under the Companies Act, 1956 having its registered office and local office at **Corporate Chamber-I, IInd Floor, Vibhuti Khand, Opposite Mandi Parishad, Gomti Nagar, Lucknow, Uttar Pradesh, through its Authorized Signatory Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized by Board Resolution Dated 28.08.2023, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **FIFTH PART**;

**AND**

**6. M/S ASCENDANCY CONSTRUCTIONS PRIVATE LIMITED** (CIN-U70109UP2022PTC167052), a company incorporated under the Companies Act, 1956, having its registered office at Eldeco Corporate Chamber-I, 2<sup>nd</sup> Floor, Vibhuti Khand, (Opposite Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh, India- 226010, through its authorized signatory **Mr. Mohit Bhatia son of Late Ved Prakash Bhatia** duly authorized vide company's board resolution dated 27.07.2023 (hereinafter referred to as

For Eldeco Housing and Industries Limited

*Mohit*  
Authorized Signatory

Facility Constructions Private Limited

*Mohit*  
Director/ Authorized Signatory

For Ascendancy Constructions Private Limited

*Mohit*  
Director/ Authorized Signatory

For Garv Constructions Private Limited

*Mohit*  
Director/ Authorized Signatory

Khwahish Constructions Pvt. Ltd.

*Mohit*  
Director/ Authorized Signatory

For Carnation Realtors Private Limited

*Mohit*  
Director/ Authorized Signatory

रामनरेश



आवेदन सं०: 202500821086123

अनुबंध विलेख/घोषणा पत्र

वही सं०: 4

रजिस्ट्रेशन सं०: 459

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

श्री एल्टिको हाउसिंग एंड इंडस्ट्रीज लिमिटेड द्वारा  
मोहित भाटिया अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्वर्गीय वेद प्रकाश भाटिया  
व्यवसाय : नौकरी  
निवासी: एल्टिको कॉरपोरेट चैंबर-1, दूसरी मंजिल, विभूति खंड, गोमती नगर,  
लखनऊ, उत्तर प्रदेश-226010

*Mohit*



श्री. एल्टिको हाउसिंग एंड इंडस्ट्रीज लिमिटेड द्वारा मोहित भाटिया अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक  
07/11/2025 एवं 01:10:20 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*राकेश प्रताप सिंह*  
राकेश प्रताप सिंह प्रभारी  
उप निबंधक : सदर तृतीय  
लखनऊ  
07/11/2025

*राकेश प्रताप सिंह*  
राकेश प्रताप सिंह  
निबंधक लिपिक  
07/11/2025



the "**Member**" which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) of the **SIXTH PART**.

**7. Mr. Ram Naresh son of Mr. Ram Gopal resident of Saraiya, Chandrawal, Lucknow, Uttar Pradesh-226002.**

**WHEREAS** the Lead member has already entered into and executed a consortium agreement with consortium members, which is registered in the office of Sub-Registrar Third, Lucknow at Bahi 4 Jild No. 715 Pages 213 to 230 at Serial No. 221 on 09.05.2024.

**AND WHEREAS** Consortium Member No. 7, **Mr. Ram Naresh**, has transferred its land involved in project through registered sale deed in favour of other consortium members. Consortium Member No. 7, **Mr. Ram Naresh** wants to withdraw from consortium formed on 09.05.2024 and all the consortium members including Lead Member mutually accepted the withdrawal of **Mr. Ram Naresh**, therefore all the members have decided to execute this amended/addendum consortium agreement on following terms and conditions.

For Eldeco Housing and Industries Limited

Mohit.  
Authorised Signatory

Facility Constructions Private Limited

Mohit.  
Director/ Authorised Signatory

For Ascendancy Constructions Privats Limited

Mohit.  
Director/ Authorised Signatory

For Gerv Constructions Private Limited

Mohit.  
Director/ Authorised Signatory

Khwahish Constructions Pvt. Ltd.

Mohit.  
Director/ Authorised Signatory

For Carnation Realtors Private Limited

Mohit.  
Director/ Authorised Signatory

राम नरेश



आवेदन सं०: 202500821086123

बही सं०: 4

रजिस्ट्रेशन सं०: 459

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री एल्डिको हाउसिंग एंड इंडस्ट्रीज लिमिटेड के द्वारा मोहित भाटिया,  
पुत्र श्री स्वर्गीय वेद प्रकाश भाटिया

ELDECO HOUSING &  
INDUSTRIES LIMITED

निवासी: एल्डिको कॉर्पोरेट चेंबर-1, दूसरी मंजिल, विभूति खंड, गोमती नगर,  
लखनऊ, उत्तर प्रदेश-226010

व्यवसाय: नौकरी

द्वितीय पक्ष: 1

Mohit



श्री गर्व कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया,  
पुत्र श्री स्वर्गीय वेद प्रकाश भाटिया

GARV CONSTRUCTIONS PVT.  
LTD.

निवासी: कॉर्पोरेट चेंबर- 1, द्वितीय तल, विभूति खंड, गोमती नगर, लखनऊ, उत्तर प्रदेश

व्यवसाय: नौकरी

द्वितीय पक्ष: 2

Mohit



श्री कार्नेशन रियलटर्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया,  
पुत्र श्री स्वर्गीय वेद प्रकाश भाटिया

CARNATION REALTORS PVT.  
LTD.

निवासी: कॉर्पोरेट चेंबर- 1, द्वितीय तल, विभूति खंड, मंडी परिषद के सामने,  
गोमती नगर, लखनऊ, उत्तर प्रदेश

व्यवसाय: नौकरी

द्वितीय पक्ष: 3

Mohit



श्री फैसिलिटी कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया,  
पुत्र श्री स्वर्गीय वेद प्रकाश भाटिया

FACILITY CONSTRUCTIONS PVT.  
LTD.

निवासी: कॉर्पोरेट चेंबर- 1, द्वितीय तल, विभूति खंड, मंडी परिषद के सामने,  
गोमती नगर, लखनऊ, उत्तर प्रदेश

व्यवसाय: नौकरी

द्वितीय पक्ष: 4

Mohit



श्री ख्वाहिश कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया,  
पुत्र श्री स्वर्गीय वेद प्रकाश भाटिया

KHWAHISH CONSTRUCTIONS  
PVT. LTD.

निवासी: कॉर्पोरेट चेंबर- 1, द्वितीय तल, विभूति खंड, गोमती नगर, लखनऊ, उत्तर प्रदेश

द्वितीय पक्ष: 5

Mohit



**NOW THIS AMENDED AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-**

1. That after the execution of this amended agreement **ELDECO HOUSING & INDUSTRIES LIMITED** shall always remain and act as Lead Member.
2. That after the execution of this amended agreement **Mr. Ram Naresh son of Mr. Ram Gopal**, shall no longer be the member of consortium agreement and relinquished all his right and interest in favour of other consortium members related to the project developed by this consortium.
3. That except the changes made above, all the terms and conditions of consortium agreement dated 09.05.2024 document No. 221 shall remain same and binding on the members of the consortium.
4. That this addendum will be the part of consortium agreement registered in the office of Sub-Registrar Third, Lucknow at Bahi 4 Jild No. 715 Pages 213 to 230 at Serial No. 221 on 09.05.2024 and shall be read with original consortium agreement.

For Eldeco Housing and Industries Limited

*Mohit*  
Authorised Signatory

Facility Constructions Private Limited

*Mohit*  
Director/ Authorised Signatory

For Ascendancy Constructions Private Limited

*Mohit*  
Director/ Authorised Signatory

For Cary Constructions Private Limited

*Mohit*  
Director/ Authorised Signatory

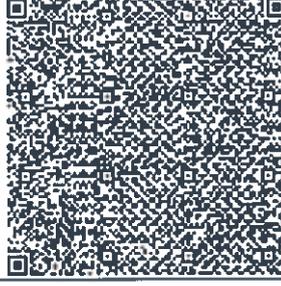
Khwahish Constructions Pvt. Ltd.

*Mohit*  
Director/ Authorised Signatory

For Carnation Realtors Private Limited

*Mohit*  
Director/ Authorised Signatory

*राम नरेश*



द्वितीय पक्ष: 5

श्री एसेंडेंसी कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा मोहित भाटिया,

ASCENDANCY  
CONSTRUCTIONS PRIVATE  
LIMITED

पुत्र श्री स्वर्गीय वेद प्रकाश भाटिया

निवासी: एल्लिको कॉर्पोरेट चेंबर-1, दूसरी मंजिल, विभूति खंड, गोमती नगर,  
लखनऊ, उत्तर प्रदेश

व्यवसाय: नौकरी

द्वितीय पक्ष: 6

Mohit



श्री राम नरेश,

RAM NARESH

पुत्र श्री राम गोपाल

निवासी: सरैया, चंद्रावल, लखनऊ, उत्तर प्रदेश-226002

व्यवसाय: अन्य

रामनरेश



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री सत्यम राय, पुत्र श्री विनोद कुमार राय

निवासी: पुष्पायन-55, नेहरू एन्बलेव लोहिया पार्क, गोमती नगर, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2

Satyam

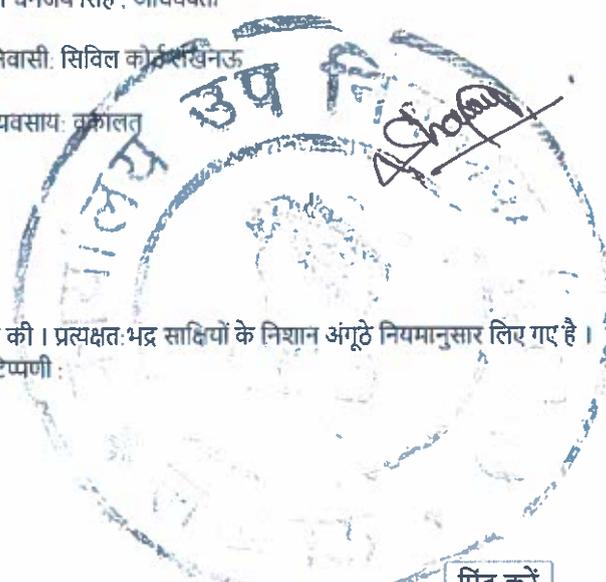


श्री धनंजय सिंह, अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

KABH  
राकेश प्रताप सिंह प्रभारी  
उप निबंधक : सदर तृतीय  
लखनऊ  
07/11/2025

Ramesh  
राकेश प्रताप सिंह  
निबंधक लिपिक लखनऊ  
07/11/2025

प्रिंट करें

**IN WITNESS WHEREOF** the lead member and member have executed this amended Consortium Agreement on this 7<sup>th</sup> day of November 2025 at Lucknow and have caused this amended **Consortium Agreement** to be signed on their manner in the manner set out below.

<b>Lead Member</b> For Eldeco Housing and Industries Limited	Mohit Authorised Signatory	
<b>Consortium Member</b> For: Carv Constructions Private Limited Director/Authorised Signatory For Carnation Refiners Private Limited Director/Authorised Signatory For Aspendancy Constructions Private Limited Director/Authorised Signatory	Facility Constructions Private Limited Mohit Director/Authorised Signatory Kiwahish Constructions Private Limited Mohit Director/Authorised Signatory For Aspendancy Constructions Private Limited Mohit Director/Authorised Signatory	  

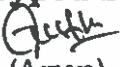
**WITNESSES:-**



1.   
**Satyam Rai**  
S/o Sri Vinod Kumar Rai  
R/o Pushpayan-55, Nehru Enclave  
Lohia Park, Gomti Nagar, Lucknow  
Mob-7703066877



2.   
**Dhananjay Singh**  
Advocate  
Civil Court Lucknow

**Typed By:**  
  
(Arun)

**Drafted By:**  
  
(Dhananjay Singh)  
Advocate  
Civil Court Lucknow



आवेदन सं०: 202500821086123

बही संख्या 4 जिल्द संख्या 746 के पृष्ठ 127 से 140 तक क्रमांक  
459 पर दिनांक 07/11/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*KABAR*  
राकेश प्रताप सिंह प्रभारी  
उप निबंधक : सदर तृतीय  
लखनऊ  
07/11/2025

